

Available SF 5,906 SF

Industrial For Lease & For Sale

Building Size 5,906 SF



Property Name:

Address:

2282 Arrow Hwy, La Verne, CA 91750

Cross Streets:

Located Adjacent to Foothill Gold Line
Two (2) Existing Driveway Cuts
Curb, Gutter and Street Improvements
Close To University of La Verne And Adjacent to LA County
Fairgrounds

* See Note Below Contact City For Approved Uses *

Lease Rate/Mo: \$12,000
Lease Rate/SF: \$2.03
Lease Type: Gross / Op. Ex:
Available SF: 5,906 SF
Minimum SF: 5,906 SF
Prop Lot Size: 0.45 Ac / 19,618 SF
Term: 3-5 Years w/COLA'S
Sale Price: \$2,000,000
Sale Price/SF: \$338.64
Taxes: \$13,624
Yard: Fenced
Zoning: OTLVSP*

Sprinklered: No
Clear Height: 12' - 16'
GL Doors/Dim: 41 / Varies
DH Doors/Dim: 0
A: 100 **V:** 120/208 **O:** 3 **W:** 4
Construction Type: Framed
Const Status/Year Blt: Existing / 1951
Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 1.69:1,000
Rail Service: No
Specific Use:

Office SF / #: 750 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Close of Escrow
Vacant: No
To Show: Call Broker
Market/Submarket: LA East
APN#: 8378-014-012

Listing Company: Lee & Associates
Agents: Steve Shatafian 562-568-2017
Listing #: AIR CRE Use Only
Notes: Contact City of La Verne For Permitted Uses: www.cityoflaverne.org, Verify power.

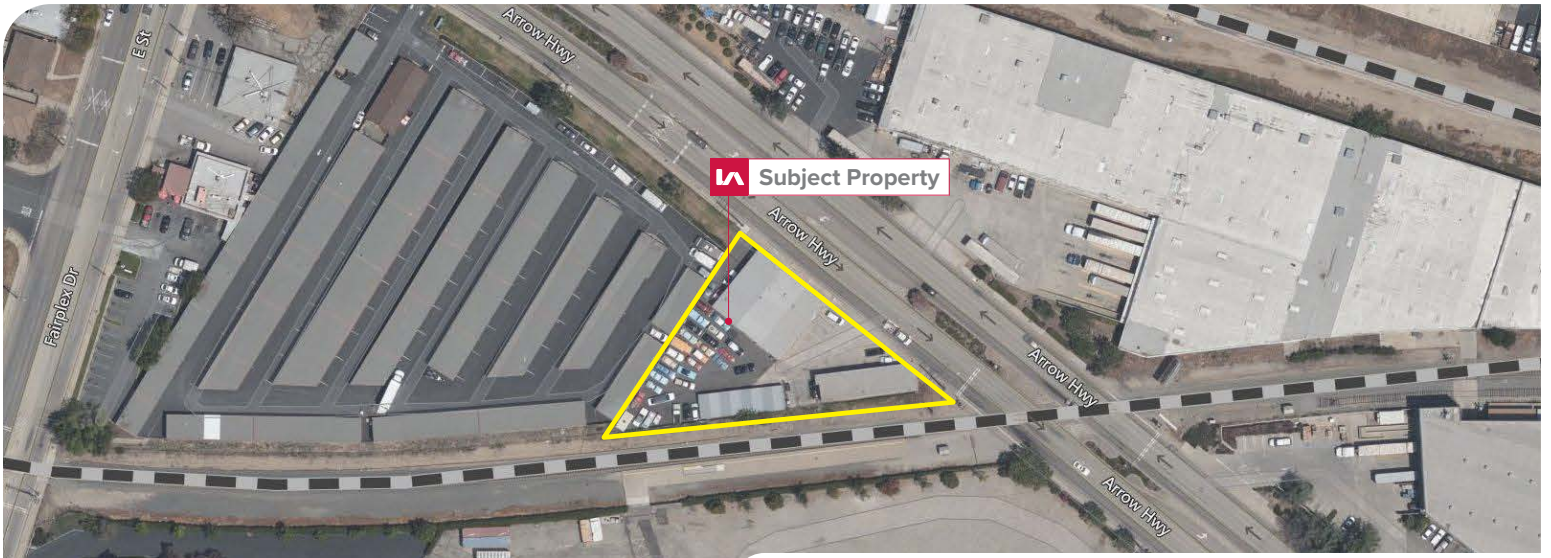
Listing Date: AIR CRE Use Only

FTCF: CB000N000S000 / A0AA

FOR SALE or LONG TERM LEASE

±19,618 SF COMMERCIAL LAND

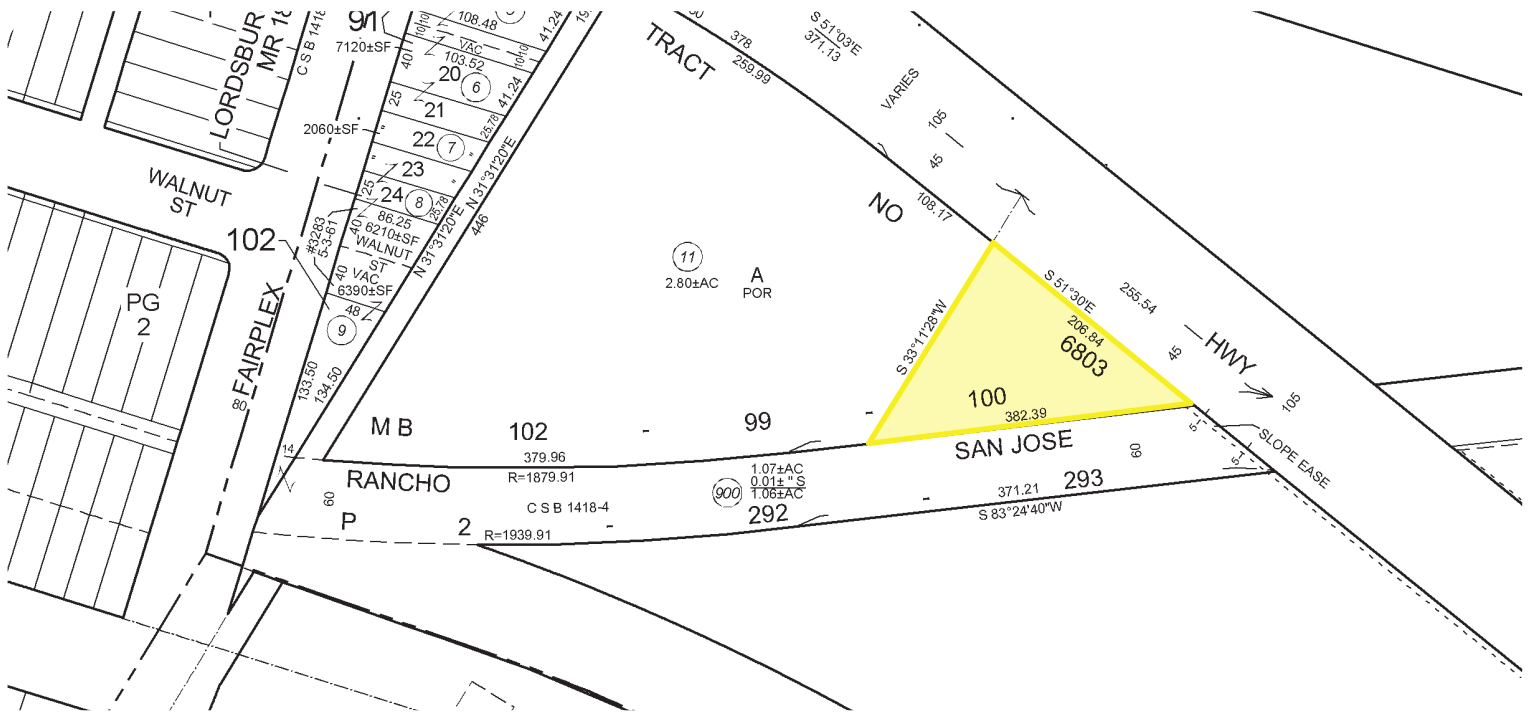
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TRAFFIC COUNTS ►

Arrow Highway. @ F Street	20,100 CPD
Fair Avenue @ Arrow Highway	20,375 CPD
White Avenue @ N. White Avenue	16,500 CPD

*2021 Kalibrate Technologies (Q1 2021).



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

For More Information, Please Contact:

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COMMERCIAL REAL ESTATE SERVICES